

8680 Greenback Lane offers an ideal location,
fully improved office suites, new flooring, and more!



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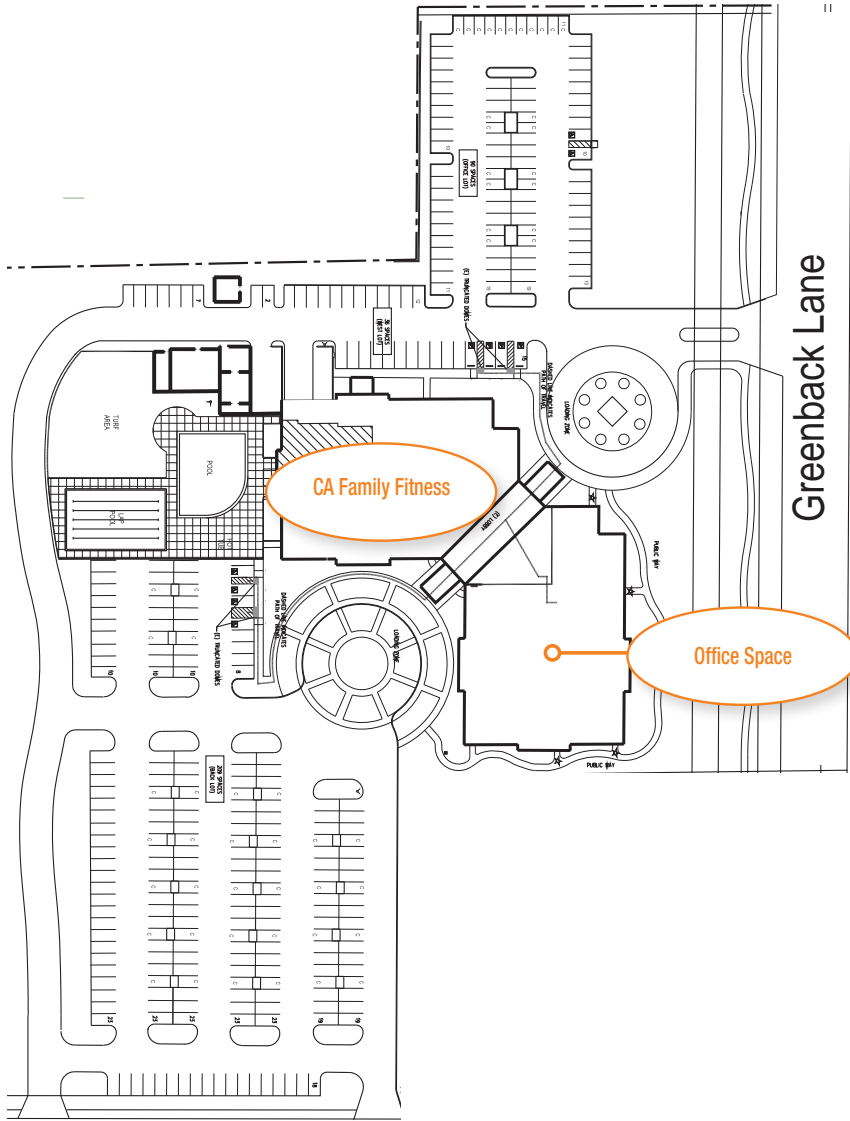
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AVAILABLE FOR LEASE - OPEN OFFICE SPACE

8680 GREENBACK LANE, ORANGEVALE CA

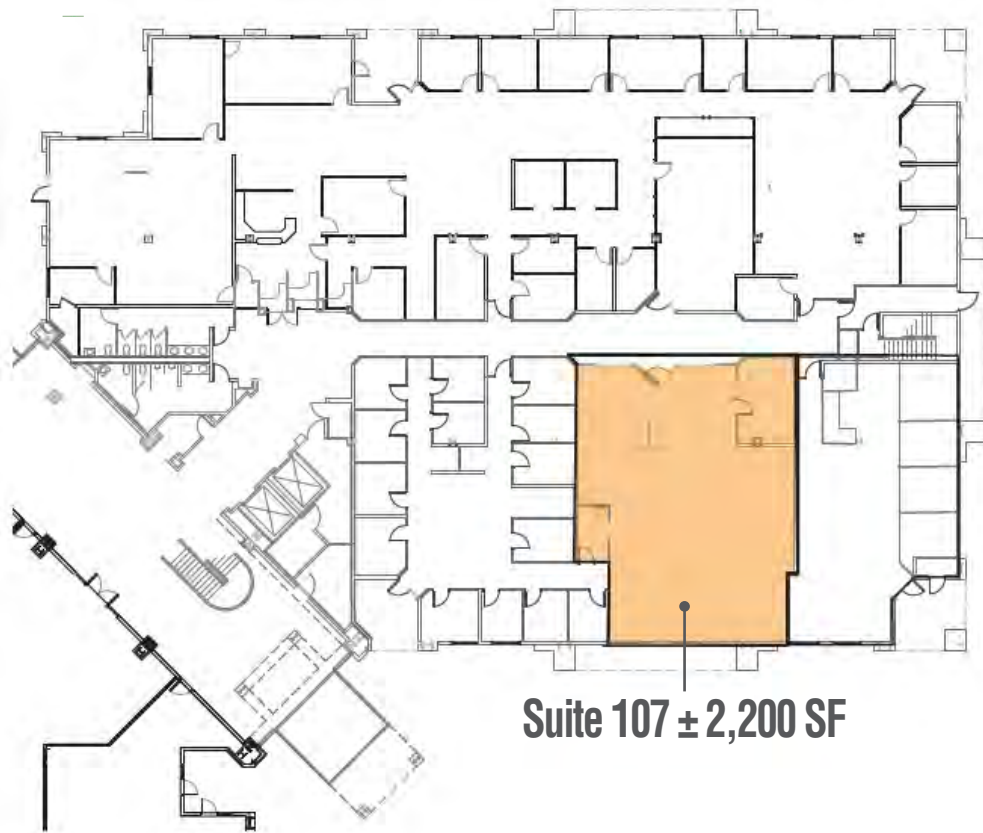
PROPERTY HIGHLIGHTS

- Suite 107 ± 2,200 SF
- Suite 200 ± 4,175 SF
- Lease Rate: \$1.75/SF Full Service (no janitorial)
- General open office space with new finishes, including a large kitchen cabinetry area and a sink
- Notable co-tenant California Family Fitness
- Two miles from Sunrise Mall, numerous major retailers within walking distance
- Zoned: GC- SPA - Special Planning Area per the Greenback Lane 506-20 Code
- Ideal location along Greenback Lane between Kenneth Ave and Illinois Ave
- ±32,775 Daily Traffic Counts



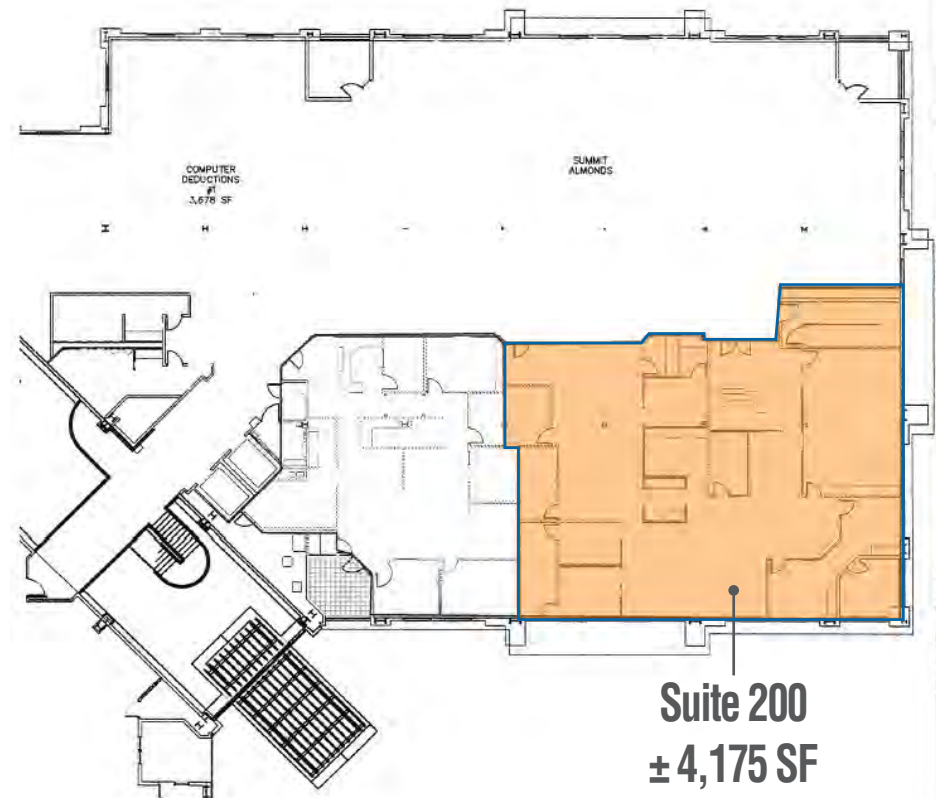
FLOOR PLAN

FIRST FLOOR



Suite 107 ± 2,200 SF

SECOND FLOOR



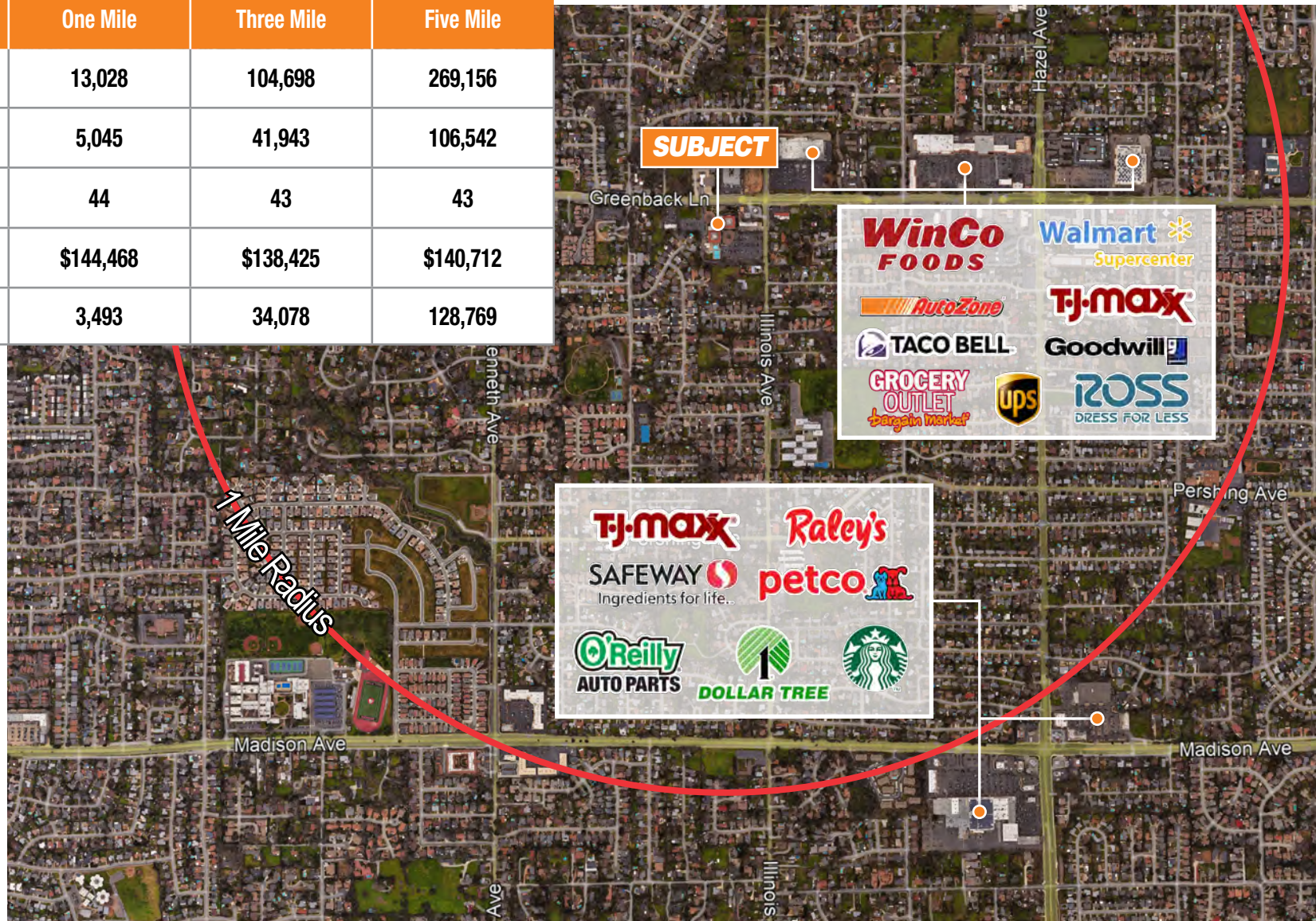
Suite 200
± 4,175 SF

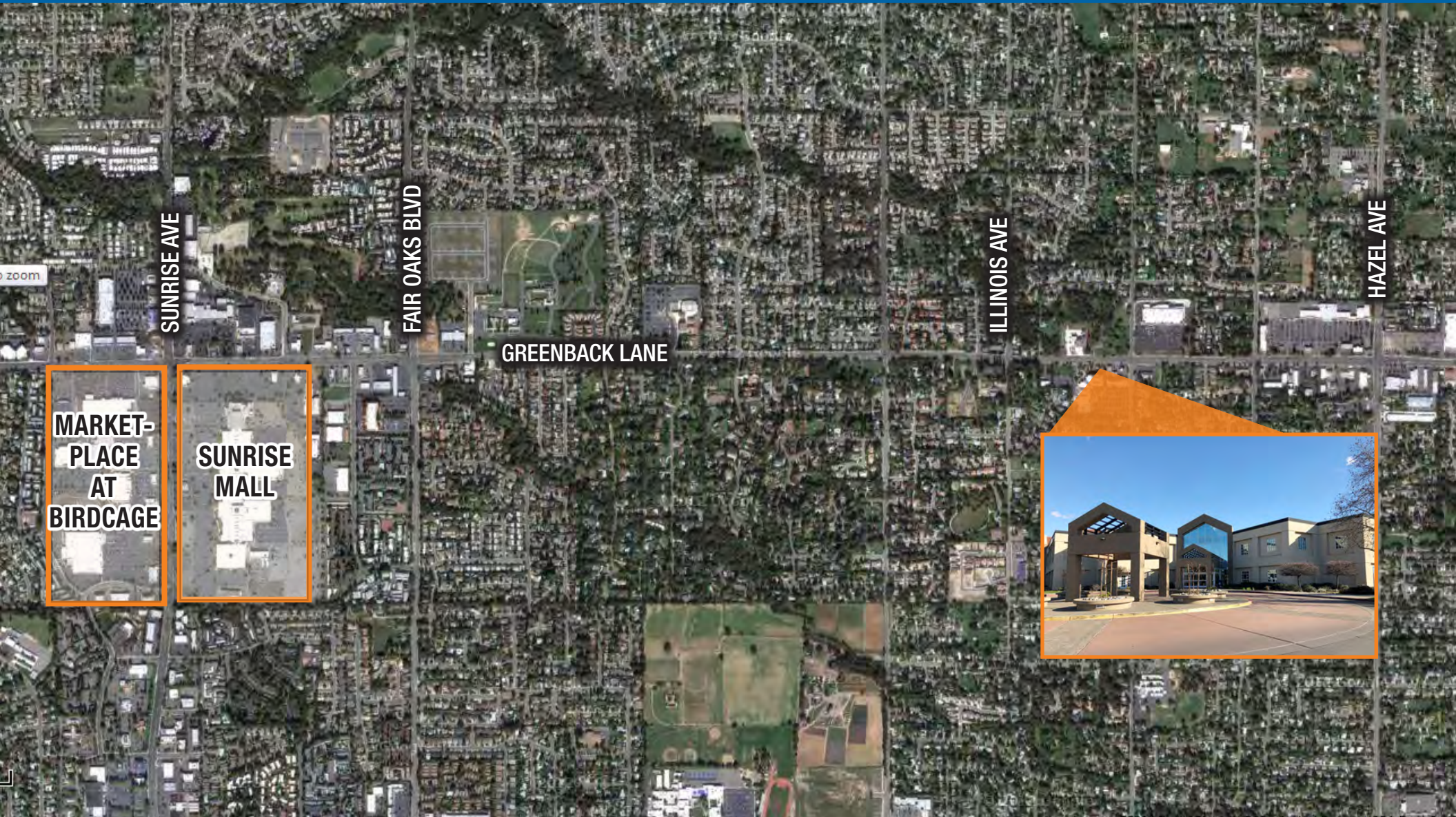
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8680 GREENBACK LANE SUITE 107, ORANGEVALE CA



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2024 Demographics	One Mile	Three Mile	Five Mile
Population	13,028	104,698	269,156
Households	5,045	41,943	106,542
Population Median Age	44	43	43
Average Household income	\$144,468	\$138,425	\$140,712
Total Employees	3,493	34,078	128,769





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